

WOLDE ARARSA, SITE PLAN REVIEW COMMITTEE CHAIR  
LAND USE AND URBAN DESIGN DIVISION  
DEPARTMENT OF PLANNING  
417 EAST FAYETTE STREET, 8<sup>TH</sup> FLOOR  
SITE PLAN REVIEW COMMITTEE  
MINUTES FOR January 14, 2009

Date of Distribution: December 24, 2008

Mr. Andre K. Smith, DOT Traffic  
Captain John Carr, Fire Department  
Mr. Etta Crafton, Parking Authority  
Mr. Kirkland Gabriel, DOT TEC  
Mr. Kevin Sullivan, DOT Planning  
Mr. John Igwe, DHCD Plans Examining  
Mr. James Wescott, Finance  
Dr. Nollie P. Wood J., Mayor's Office

In attendance were Wolde Ararsa, Brent Flickinger, Gary Letteron and Anthony Cataldo for Department of Planning; Kirkland Gabriel, John Thumbi and Kevin Sullivan for Department of Transportation; No one attended from Department of Finance; Ken Sands for Parking Authority; No one attended for the Zoning Enforcement Office; No one attended for Mayor's Commission on Disabilities; and John Carr for Fire Department and John Igwe for DHCD have attended the pre-site plan review meeting.

**Agenda**

- 1. 5625 Eunice Avenue/Five Single Family Units**
- 2. 400 S. Bond Street/Building Addition to An Existing Homeless Shelter**
- 3. 1111 S. Paca Street/ Warehouse Addition for Biological Lab Building**
- 4. 400 N. Highland Avenue/Use Existing Abandoned Gas Station for Cars Display**

## **5625 Eunice Avenue/Five Single Family Units**

Plans Date: December 29, 2008

**Zoning:**

**Environmental:** Forest Conservation

**Total Site Area:**

**Total Disturbed Area:**

**Gross Floor Area:**

In addition to the committee members and Planning Staff, in attendance were:

- Marian Agrona, Plans Review: 443-984-2983 & [Mariam.Agrama@habc.org](mailto:Mariam.Agrama@habc.org)
- Ray Jackson, Stonewall Development: 443-564-9670
- Carl Dyhrberg, C.D. Design Consultants: 443-465-6899 & [cddesignconsultants@yahoo.com](mailto:cddesignconsultants@yahoo.com)

**Project Summary:**

According to November 9, 2007, the Department of Planning recognized there is a violation of cutting Forest Conservation trees and a fine of \$12,026 for illegally removing trees. And approval will be contingent to the satisfying resolution of the issue.

The site is currently unimproved vacant lot with a total site area of 0.928 acres. The property is bounded by Eunice & Christopher Avenues on the west, Royston Avenue on the North, and on the west and south alleys abut residential houses. Currently there is no connection ether from Christopher or Eunice Avenues to Royston Avenue. But the plan shows that there is a 16 feet paper alley between those streets.

Stonewall Development, LLC is proposing to subdivide the property into five lots and construct five single family dwelling units by right. The developer also proposes to construct a 24 feet wide roadway to connect Royston Avenue to Christopher and Eunice Avenues. The roadway in front of the four houses will have a 40 feet right-of-way and beyond will be only 30 feet wide. This is because the one unit to the west end will be addressed on Eunice Avenue. Along the roadway on the south side, 5 feet sidewalk is provided.

**Comments & Issues:**

- Circulation & Traffic: Eunice Avenue connection to Royston Avenue was a concern by the community associations. Applicant stated they have not resolved issues with the community after 4 meetings. Therefore they would like to go before Planning Commission to make their case.
- Stormwater: Applicant is still working with DPW's engineers to resolve their stormwater management requirements.
- Road Construction: The roadways will be constructed to City standards and dedicated to the city. The 16 ft. paper alley will be paved to provide access to rear of the houses to a potential parking pad access at the rear.

Those listed  
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- Elevations: It has been stated that the elevations were accepted by Planning and the community.

**Next Steps:**

- Resolve the 3 issues and then after the department will take it to the PC hearing.

**Note:**

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Traffic Impact Study requirements, Community Reviews /inputs and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped**

## **400 S. Bond Street/Building Addition to An Existing Homeless Shelter**

Plans Date: January 8, 2009

**Zoning:**  
**Urban Renewal:**  
**Environmental:**  
**Total Site Area:**  
**Total Disturbed Area:**  
**Gross Floor Area:**

In addition to the committee members and Planning Staff, in attendance were:

- Lisa Kerickmeyer, St. Vincent & dePaul: 410-662-0500 x217 & [lkerickmeyer@stvincentbaltimore.org](mailto:lkerickmeyer@stvincentbaltimore.org)
- Douglas Kennedy, KCW: 410-768-7700 & [dkennedy@kcw-et.com](mailto:dkennedy@kcw-et.com)

### **Project Summary & Proposal:**

St. Vincent DePaul Society proposes to further expand the homeless outreach center with the recent acquisition of the adjacent property at 1523 Bank Street. One-story additions at the rear of the existing Beans and Bread facility and the exiting warehouse building at 1523 Bank Street will be demolished. It is proposed to construct a new two story with lower level infill addition at the rear of the existing building with a new courtyard with the main entrance for clients to Beans and Bread off of 1523 Bank Street.

### **Comments:**

- **CHAP:** Approve to demolish area marked 1 & 2 on January 13, 2009. For infill to cover entire area. Courtyard will be taken out and replaced by another courtyard at Dallas and Bank Street corner.
- **Stormwater:** Applicants will work with DPW.
- **Parking:** Going to BMZA for parking variance. If the plan is implemented, RPP program in this area, applicants should consider making arrangement for employee parking accommodations.
- **Elevations:** Court area will have a wall and ornamental fencing. This has to go to CHAP. Comprehensive review and staff architect is okay with the proposed elevations.
- **Trash:** It will be handled with a trash can at southeast corner of the building and is picked up dailey.
- **BMZA:** Need to go to BMZA for continued use, parking, and rear setback
- **Building Code:** Check building code for setbacks. The building will be fully sprinkled.
- **Community:** The have to go to DRC review at Fells Point
- **Landscaping:** Planters and trees will be considered in the front and rear counts.

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**Next Steps:**

- The committee's approval is contingent upon the plan approved by CHAP, BMZA, and DRC.

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## **1111 S. Paca Street/ Warehouse Addition for Biological Lab Building**

Plans Date: December 22, 2008

**Zoning:**  
**Urban Renewal:**  
**Environmental:**  
**Total Site Area:**  
**Total Disturbed Area:**

In addition to the committee members and Planning Staff, in attendance were:

- Fred Thompson, Gower Thompson Inc.: 410-532-0101
- Shane Mohr, CBL: 410-843-5005
- James Graham, Encon Group: 410-843-5005 & [grahamja@cblinc.com](mailto:grahamja@cblinc.com)
- Hans J. Schultz, Encon Group: 240-595-4532 & [hschultz@encongroup.com](mailto:hschultz@encongroup.com)

### **Project Summary & Proposal:**

The project includes a high one story addition to the existing building to create additional warehouse space and new loading docks. The access to the docks is unchanged. Trucks presently back to the docks from West Street. The addition will simply shorten that distance. Exiting traffic on this portion of West Street is almost nil.

To allow continuous operations, a temporarily loading dock will be constructed at an existing door about 120 feet from the addition. This will also require a new entrance off West Street. The temporary dock will be eliminated when the addition is completed but the access to West Street will remain.

This is a secure site; it is completely fenced and access is control by gates with voice controls. Gates are opened ( and monitored) to accommodate the 110 employees at the beginning and end of the work day. They are shut during the remainder of the day.

Presently, there is continuous access from Paca Street entrances, through the site to the loading dock area and out to West Street. The proposed arrangement will segregate the traffic to eliminate this connection so that truck traffic will be the only traffic to the loading dock. This will be an improvement to the site security.

The project will need one variance for side yard with an extension matching the existing side yard variance.

### **Comments & Issues**

- Forest Conservation: It is done for the entire site or the PUD.
- TIS: The PUD was approved pre TIS legislation and applicants are expecting exemption letter from DOT.
- SWM: Applicants stated that they are exempted by DPW.

Those listed

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- Community Reviews: Applicants are working with the surrounding communist groups.
- UDARP: The Green House building plan has been twice to UDARP and is scheduled for another review on the 22<sup>nd</sup> of February 2009. The committee awaits the UDARP review and comments.
- Dumpster Location: The committee is concerned with proposed location for the Dumpster and recommends that the applicants look into bringing it closer to the building or incorporate it with mechanical room. It can be served with roll-in/ roll-out dumpster. If this is not an option, the proposed location must have a masonry enclosure with board on board gates.
- Visitability: Overall the muster plan must comply with Visitability & ADA accessibility requirements. Applicants are requested to consider universal design for accessibility purposes.

**Next Steps:**

- Revise the plan with comments and after the final UDARP review submit two complete sets for final review and approval.

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- **All approved final site plans must be stamped**

Minutes will be e-mailed to: Susan Williams, STV Inc. [susan.williams@stvinc.com](mailto:susan.williams@stvinc.com)